

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 304/28 Riddell Parade, Elsternwick 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$699,000

## Median sale price

Median price \$712,500 Property type Apartment Suburb Elsternwick

Period - From 01/06/2024 to 30/09/2024 Source REIV

## Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8/36 Riddell Pde Elsternwick 3185	\$740,000	18/09/2024
204/138 Glen Eira Rd Elsternwick 3185	\$660,000	13/09/2024
602/28 Riddell Pde Elsternwick 3185	\$675,000	17/06/2024

This Statement of Information was prepared on: 10/12/2024